

New Haven .....	\$81,855	\$80,000
New Orleans .....	172,592	274,000
Norfolk .....	100,327	84,000
Oklahoma .....	61,859	7,000

Bucks	\$10,402	\$4,674
Cape May	8,900	4,000
Franklin	42,094	24,000
Hudson	28,978	15,000
Morris	51,130	28,000
Somerset	10,000	5,000
Union County	17,000	8,000
William Barn	10,000	5,000
Wilmington	17,000	8,000
Willamington	17,000	8,000
York	10,000	5,000
Total	\$470,444	\$250,740
NEW YORK CITY		
Manhattan	\$2,001,600	\$2,014,000
The Bronx	1,000,000	1,000,000
Roosevelt	1,000,000	1,000,000
Richmond	1,000,000	1,000,000
Total	\$11,100,000	\$11,014,000

### BOARD NAMES SUB-COMMITTEE

The Real Estate Board of New York carrying out a programme recently submitted to the board of governors, has decided to place greater emphasis than ever before on its legislative work. The board's sub-committee work has been

It is with this view to presenting the best available expert opinion on measures chiefly affecting real estate, taxation and New York City in its relation to the rest of the state that the Real Estate and Taxation Committee has set on foot for analyzing and indorsing or opposing new legislation.

In previous years the procedure has been to call together the whole legislative committee on committees on Thursday of each week. This is one of the largest standing committees of the board, consisting of forty active members and a large number of alternates did an unusual amount of work last year. But it was found practically impossible to assemble so large a group of members each week. Attendance was necessarily uncertain.

The board of governors therefore

consequence of the legislation and tax administration. The committee is a sub-committee from the legislation and taxation committee and the real estate laws committee. This joint committee is headed by members of the following from the legislation and taxation committee:

Robert E. Dowling, John P. Lee, David A. Clark, Stanley M. Isaac and Arthur J. Norman, attorney.

From the real estate laws committee: Samuel P. Goldman, William R. Elliott and Henry E. C. Glick. One of the committee's ex-officio members of all committees, will attend the meetings of the sub-committee.

The following preliminary meetings of the legislative and taxation committee on December 18 and the adoption of a general legislative programme and policy, mainly covering legislation looking to economic development, was held. The committee met on Wednesday of last week and formulated its plan of procedure and acted upon the above.

**Dinner for N. A. Officers.**  
A dinner for the officers and members of the executive committee of the National Association of Real Estate Exchanges will be given by the Real Estate Brokers Association of Washington at the New Willard next Thursday night. L. D. Woodworth, vice president of the M. Morgenstau, vice president of the N. A. E. E. Co., and vice president of the association's committee on state legislation will be present.

**by ARTHUR  
T.  
NICHOLSON**

at midnight commuters, don't go to the train for happy commuters. Most of the people on the night or the last train have spent a night playhouses or visiting friends, and, as human beings should be, after a tasteful supper. A great railroad suburbs were not built up for late city playing was never uttered. Look at the suburbs across the suburbs of the metropolis beginning at about 4.30 in the afternoon and trains run at a few minutes before the number of the trains are going cityward. Most of the nearby suburban towns have trolley lines. One of these places was in many years ago that Jamaica was a small town. Now its transit facilities

the town you are thinking of becoming a monk. Rent a house for one year, or for a month in the majority in some towns, and if you own a Ford the summer will always wait for you and the winters most dreary and then you will live an inviolate monastic life. You will have merited perfect bliss beyond all successful salesmen in such towns, and then I will tell you about the ostracism which comes over themselves and tell me about the ostracism which comes over any decent town who ostracizes. Just like people—and particularly such salesmen, they mean, others stingy, others sleepy. Until others repulsive in every way.

your neighbors. The fact of the track in whatever town you live means I mean never buy a house for you in a section of a suburban town that is declining. I mean, is there any doubt about such a decline? Why, I mean, for the views of your neighbors about the town that appeared to be the most attractive town that is decaying, and, of course, I mean, if you became a rent payer for a town, you would learn facts about that town that you would not disclose, unless you were a real estate agent, as well as the good side of things. I mean, the fact of the house for a year, you would learn that it is a valuable property, and other residents of the town. The value of most properties depends upon the fact that you live with such facts when you come to buy a house. I mean, if you are a commuter for a year, and by that time you would know the knowledge whether the town is declining or not.

ally. On such an important matter as any broker. And never put yourself consulting a lawyer who is versed in the law. The first step in the service you have hit the trail to success!